



## ***City of El Paso – City Plan Commission Staff Report***

**Case No:** PZST15-00002  
**Application Type:** Special Permit and Detailed Site Development Plan Review  
**CPC Hearing Date:** February 26, 2015  
**Staff Planner:** Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov  
**Location:** South of Sunset Drive and East of Lazy Willow Drive  
**Legal Description:** Tract 3A2, Block 3, Upper Valley Surveys, City of El Paso, El Paso County, Texas  
**Acreage:** 14.3278 acres  
**Rep District:** 8  
**Existing Zoning:** R-2 (Residential)  
**Existing Use:** Vacant  
**C/SC/SP/ZBA/LNC:** N/A  
**Request:** Infill / Lot Width and Depth Reduction / Front, Rear, and Side Yard Setback Reduction / Cumulative Front and Rear Yard Setback Reduction / Cumulative Side and Side Street Yard Setback Reduction  
**Proposed Use:** Single-family dwellings  
**Property Owner:** KWH West, LLC  
**Representative:** Quantum Engineering Consultants – Robert Gonzalez

### **SURROUNDING ZONING AND LAND USE**

**North:** R-1 (Residential) / Single-family dwellings  
**South:** P-R 1 (Planned Residential I) / Single-family dwellings  
**East:** R-2 (Residential) / Church and Single-family dwellings  
**West:** R-2 (Residential) / Vacant

**PLAN EL PASO DESIGNATION:** G-3, Post-War (Northwest Planning Area)

**NEAREST PARK:** White Spur Park (2,914 feet)

**NEAREST SCHOOL:** Zach White Elementary (5,930 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Upper Valley Improvement Association  
Upper Mesa Hills Neighborhood Association  
Coronado Neighborhood Association  
Upper Valley Neighborhood Association  
Save the Valley

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on February 5, 2015. The Planning Division received one phone call in support and one in opposition to the special permit request.

### **APPLICATION DESCRIPTION**

The request is for a special permit and detailed site plan approval to allow for infill development to permit a reduction in lot width and depth, as well as front, rear, side, cumulative front and rear, and cumulative side and side street yard setbacks. The special permit is for the entire subdivision consisting of 35 lots. Specifically, a lot width reduction from 80' to 48.70' and lot depth reduction from 110' to 89.49' is proposed. In addition, a reduction in the rear yard setback from 25 feet to 20 feet, front yard setback from 25' to 15' and side yard setback from 8' to 6' has been proposed. Furthermore, the cumulative front and rear setback has been requested to be reduced from 60' to 30' and cumulative side and side street yard setback from 20' to 16'. The minimum lot area in the R-2 (Residential) zoning district is 10,000 sq. ft. The

average lot size proposed is 12,532 sq. ft., with none of the proposed lots requiring a reduction in lot area. The site plan proposes to set aside 0.70 acres of land as common open space and provide a 14' wide pedestrian connection linking the development to the adjacent O-1 Preserve canal to facilitate active recreation. The proposed use is single family dwellings. Access to the property is proposed from Lazy Willow Drive.

#### **Planning and Inspections Department – Planning Division Recommendation**

The Planning Division recommends **approval** of the request as the proposed development is consistent with the surrounding residential neighborhood and is compliant with the G-3 Post-War land use designation in the Plan El Paso Northwest Planning Area. Further, the property meets the requirements of Section 20.04.320, Special Permit Approvals, Section 20.10.280, Infill Development, and 20.04.150 Detailed Site Development Plan.

#### **Plan El Paso-Future Land Use Map Designation**

All applications for special permit shall demonstrate compliance with the following criteria:

G-3 – Post War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the R-2 (Residential) district is to provide a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations, permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

#### **ANALYSIS**

To grant the special permit to allow for infill development, the applicant must comply with the following standards, per Section 20.10.280, Infill Development:

A. Location Criteria. An infill development may be designated for any property on which at least two of the following factors are present: the property is wholly or partially located within a designated tax increment financing district, or the property is wholly or partially located within a designated state or federal enterprise zone, or the property is wholly or partially located within an empowerment zone, or the property is wholly or partially located within a designated redevelopment area pursuant to Chapter 20.14 of this title, or the property is located within a designated historic district, or the property is within an older neighborhood of the city. An older neighborhood of the city defined as a legally recorded and developed subdivision for at least thirty years. Where an infill development is able to satisfy only one of the preceding factors, an applicant shall be allowed to make a formal request to city council to waive the two factor requirement prior to the submission of a special use permit application for the property. In all instances where a waiver is requested and authorized by city council, at least one location factor shall be met. For purposes of this section, any property with a historic designation shall be subject to the requirements and review provisions of Chapter 20.20 (Historic Designations) of this title, and shall not be waived by any provision of this section.

*The property is in a state enterprise zone and fulfills one of the two criteria for infill development. On December 17, 2013, City Council passed a resolution waiving the two criteria minimum for this property (Attachment 4).*

B. Use Regulations. Unless the ordinance designating the infill development provides otherwise, a proposed infill development may be approved for any use permitted in the base-zoning district in which it is located. However, the ordinance designating an infill development overlay may provide a list of principal uses, accessory uses and prohibited uses pursuant to a specific area plan adopted by the city council.

*Single family homes are a permissible use in the R-2 (Residential) zone district.*

C. Setback Provisions. The side, front and rear setback requirements of the base-zoning district on which it is located may be reduced up to one hundred percent for an infill development as approved by city council. Buildings should be designed to relate to and take advantage of any existing site attributes, and shall be a consideration for reduction of the setback requirements.

Dimensional Standards Required and Proposed		
Dimension	Required	Proposed
Lot Width	80'	48.7'
Lot Depth	110'	89.49'
Front Yard	25'	15'
Rear Yard	25'	20'
Side Yard	8'	6'
Cumulative Front/Back	60'	35'
Cumulative Side/Side Street	20'	16'

D. Parking. The minimum parking requirements enumerated in Chapter 20.14 (Off-Street Parking and Loading Requirements) of this title shall be automatically reduced by fifty percent for any use within a designated infill development.

*No parking reduction has been requested.*

E. Design. Unless otherwise approved by city council, any construction permitted pursuant to this section shall be designed to consistently relate to the massing and character of the surrounding properties. Consistency of massing and character shall be determined as shown on the site plan with typical elevations and proposed construction materials, that the proposed construction is compatible with the overall design features and building development of the neighborhood within which the proposed infill development is located. Design features include, but shall not be limited to, building height, architectural style, building materials, landscape and setbacks.

*The proposed development is consistent with the G-3 Post-War growth sector.*

#### **COMMENTS:**

##### **Planning and Inspections Department – Planning Division - Transportation**

No objections.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

##### **Planning and Inspections Department - Land Development**

No objection.

##### **Planning and Inspections Department – Plan Review**

No objections to proposed special permit. At the time of building permit submittal all new construction will need to comply with all provisions of the IRC and municipal code.

##### **Planning and Inspections Department - Landscaping**

No objection to proposed special permit.

## **El Paso Fire Department**

Recommend approval

## **El Paso Water Utilities**

EPWU does not object to this request.

### **EPWU-PSB Comments**

#### **Water**

1. Along Lazy Willow Drive between Sunset Drive and the Montoya Spur Drain/Nemexas Drain there is an existing eight (8) inch diameter water main. This main is available for service.
2. Along Sunset Drive between Lazy Willow Drive and the Montoya Drain there is an existing eight (8) inch diameter water main. This main is available for service.
3. Previous water pressure readings conducted on fire hydrant number 5743 located along Lazy Willow Drive at approximately 500 feet north of Willow Glen Drive have yielded a static pressure of 80 pounds per square inch (psi), residual pressure of 60 psi, discharge of 919 gallons per minute (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

#### **Sanitary Sewer**

1. Along Lazy Willow Drive between Sunset Drive and the Montoya Spur Drain/Nemexas Drain there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 655 feet south of Sunset Drive. At the described dead-end there is an existing eight (8) inch diameter stub-out aligned towards the east. This main is available for service.
2. Along Sunset Drive between Lazy Willow Drive and the Montoya Drain there are two existing sanitary sewer mains. The sizes of the mains are eight (8) inches in diameter and fifteen (15) inches in diameter respectively. The 15-inch diameter main has an average approximate depth of 13 vertical feet; the 8-inch diameter main has an average approximate depth of three (3) vertical feet. Both mains are available for service.

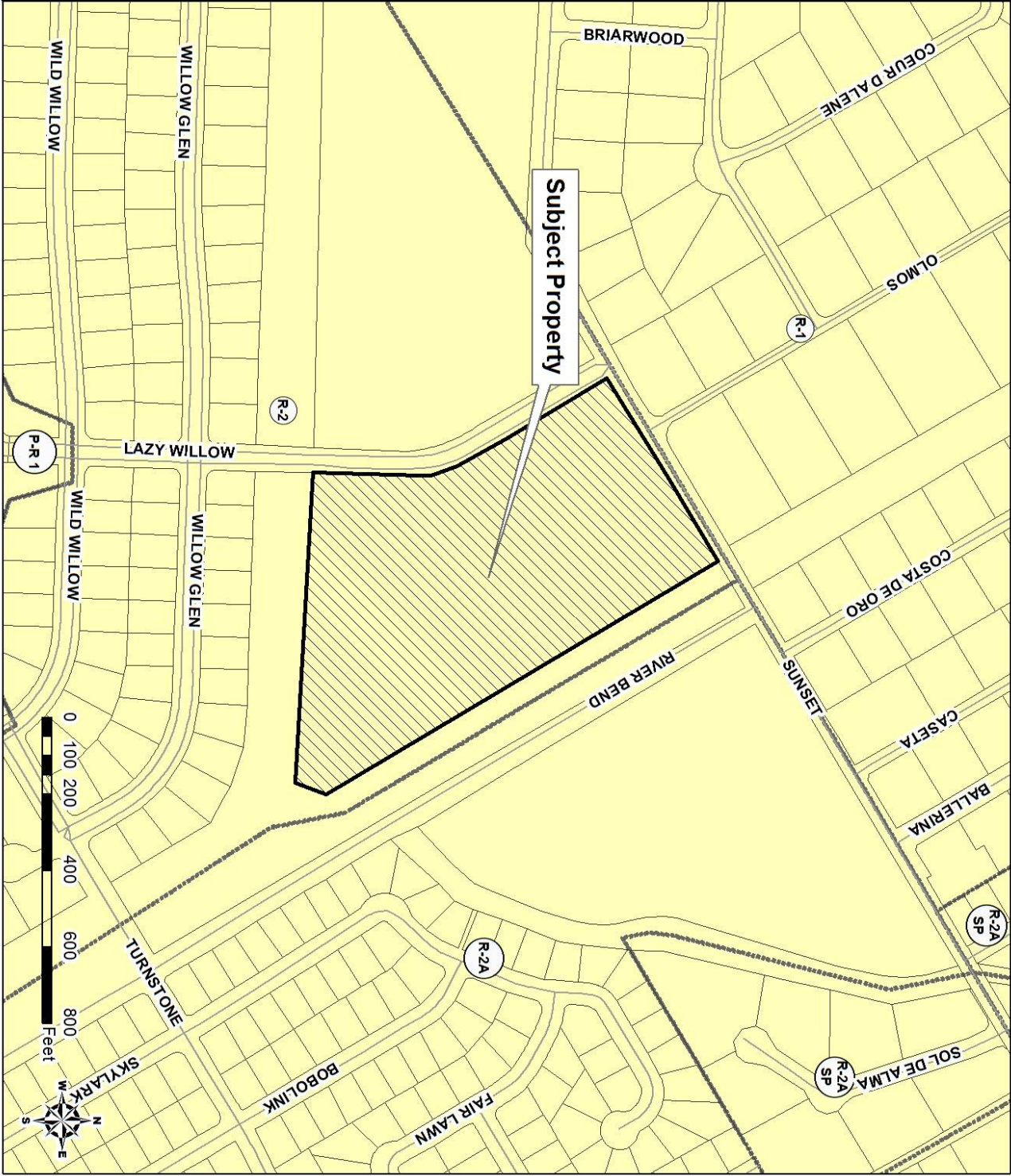
#### **General**

1. De-watering may be required to enable the construction of water mains, sanitary sewer mains and related appurtenant structures.
2. EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

#### **Attachments**

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. City Council Minutes 12-17-13

PZST15-00002





PZST15-00002





# PROPOSED LOT SETBACKS



The following members of the public commented:

1. Ms. Lisa Turner
2. Mr. Hector Chaparro
3. Mr. Angel Ramos

.....  
**8.4**

**RESOLUTION**

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

That the City Council hereby waives the two factor requirement to designate a property with an infill development overlay pursuant to Municipal Code 20.10.280A for the following property located south of Sunset Drive and west of River Bend Drive, legally described as Tract 3A2, Block 2, Upper Valley Surveys, City of El Paso, El Paso County, Texas.

Motion made Mayor Pro Tempore Niland, seconded by Representative Romero, and unanimously carried to **APPROVE** the Resolution.

.....  
**8.5 CITY DEVELOPMENT**

Presentation on updated land use assumptions and capital improvements plan as required by Chapter 395 of the Texas Local Government Code, prior to the re-evaluation of the existing impact fee structure for water and wastewater services.

Mr. Mathew McElroy, Director of City Development, presented a PowerPoint presentation (copy on file in City Clerk's office).

Representative Robinson commented.

**NO ACTION** taken on this item.

.....  
**8.6**

**RESOLUTION**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

That the Mayor is hereby authorized to sign, on behalf of the City of El Paso, an Amendment to the Interlocal Agreement between the City of El Paso (the "City"), the El Paso Metropolitan Planning Organization ("MPO"), and the Camino Real Regional Mobility Authority in order to adjust the scope of the project due to a loss in funding.

Mayor Leaser commented.

Ms. Joyce Wilson, City Manager, commented.

Motion made by Mayor Pro Tempore Niland, seconded by Representative Romero, and unanimously carried to **APPROVE** the Resolution.

.....  
**9.1**